

Case 60-R-05

STAFF REPORT

October 19, 2005

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| Applicant | MK & M Developers, Inc. | |
| Request | Site Plan Approval/Three (3) Cluster Homes | |
| Location | 1615 SW 4 th Avenue | |
| Legal Description | Lots 7, 8, and 9, Block 68, Lauderdale, P.B. 2, P. 9.D. | |
| Property Size | 11,137.5 sq. ft. / .256 acres | |
| Zoning | RD-15 | |
| Existing Land Use | Residential | |
| Future Land Use Designation | Residential Medium | |
| Comprehensive Plan Consistency | Consistent with the density permitted in the Residential Medium Land Use designation | |
| Other Required Approvals | None | |
| Applicable ULDR Sections | 47-5 Residential 47-18.9 Cluster Development 47-21 Landscaping 47-20.2 Parking Requirements 47-25.2 Adequacy Requirements 47-21.9 V.U.A. Landscaping 47-25.3 Neighborhood Compatibility | |
| Setbacks/Yards | Required | Proposed |
| Front (E) | 25' | 25.1' |
| Rear (W) | 15' | 15.92' |
| Side (N) | 5' | 29'6" |
| Side(S) | 5' | 5.1 |
| Lot Density | 15 d/u acre .X .214 ac = 3.22 units | 3 |
| Lot Size | 2,500 sq. ft per d/u X 3 = 7,500 sq. ft. minimum | 9,375 sq. ft.(exceeds minimum) |
| Lot Width | 50' minimum | 75' |
| Building Height | 35' maximum | 31'9" |
| Structure Length | None | N/A |
| Floor Area | 750 sq. ft. per unit minimum | between 2,570 and 2,659 sq. ft. |
| VUA Landscaping | See 47-21.9 | exceeds minimum requirements |
| Landscaping Lot Coverage | None in RD-15 | N/A |
| Open Space | N/A | N/A |
| Parking | 2 per unit X 3 = 6 | 6 |
| Notification Requirements | Sign Notice (see Sec. 47-27..4.A.1) | |
| Action Required | Approve, Approve with conditions, or Deny the application | |
| | Name and Title | Initials |

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| Project Planner | Michael B. Ciesielski, Planner II | |
| Authorized By | Greg Brewton, Acting Deputy Director, Planning & Zoning | |
| Approved By | Marc LaFerrier, Planning and Zoning Director | |

Request:

This is a request for Site Plan Level III (P&Z Board) approval of a three (3) unit cluster home development.

Property/Project Description:

This is a proposal to construct a three (3) unit cluster development on a 9,375 sq. ft. parcel of land located at 1615 SW 4th Street. This site is located within the Croissant Park Civic Association. The parcel is zoned RD-15 which permits cluster home developments. The Land Use designation on this parcel is Residential Medium and permits up to 15 units per acre. The applicant is proposing three (3) units that would be the maximum density permitted given the land use designation and the square footage of the lot.

The neighborhood is comprised of mostly aging single family and duplex residences and some apartments.

A context plan of the proposed development and the existing neighborhood structures is included on pages immediately following page SP-1 of the development package. These context plans show elevations of adjacent buildings as well as the building footprints of existing buildings in the neighborhood.

Parking and Traffic:

Pursuant to Table 1, Parking Requirements, of Sec. 47-20.2, cluster dwellings with an attached garage and driveway require two (2) parking spaces per dwelling unit.

The proposed development provides for two (2) two car garages. The middle unit proposes two individual one (1) car garages. This proposed plan meets the requirement for parking.

Cluster Developments, Adequacy Requirements, and Neighborhood Compatibility:

The applicant has provided three (3) narratives that address the requirements for a cluster development (Sec. 47-18.9), Adequacy Requirements (Sec. 47-25.2), and Neighborhood Compatibility (Sec. 47-25.3). These narratives are attached to each set of plans.

Staff Comments:

Cluster developments are required to have a common amenity. The common amenity proposed for this development is a paved patio area with a community picnic table. The amenity is located toward the rear of the property near Unit "C".

The step backs above twenty- two (22') feet are intended to reduce the overall mass of the cluster development.

Comprehensive Plan Consistency:

The proposed development is consistent with the density permitted in the Residential Medium land use category.

Prior Reviews:

The proposed development was reviewed by the Development Review Committee on April 12, 2005 and all comments have been addressed.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

Staff has determined that the application meets the minimum requirements and does not exceed any of the maximum allowable requirements of the RD-15 Zoning District. Staff further finds that the applicant has demonstrated that the project meets the requirements of Sec. 47-18.9, Cluster Developments, Sec 47-25.2 Adequacy, Sec. 47-20, Parking, and Sec. 47-21, Landscaping and V.U.A. requirements.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. Provisions satisfactory to the City Attorney shall be made for a five (5') foot recordable easement along the front and rear property lines for use by owners of the dwelling units,
2. The applicant must have a recorded maintenance agreement for the common areas, and
3. Final DRC approval.